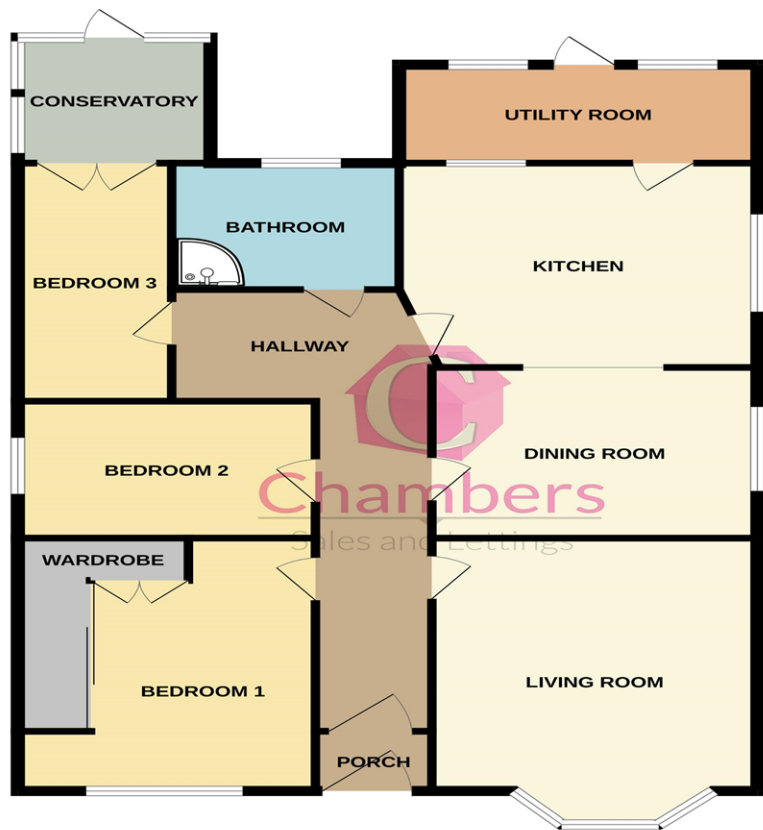




GROUND FLOOR



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

#### Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this companies employ has authority to make or give representation or warranty in respect of the property.







## 20 Eric Road Stubbington Fareham PO14 2RW

£390,000

This three bedroom detached bungalow is situated in a highly sought after location of Stubbington, within walking distance to both the beach and the village and is offered with NO FOWARD CHAIN. The property comprises of a hallway, lounge, dining room, kitchen, utility room, conservatory, three bedrooms and a shower room. Other benefits include a driveway for several cars, a rear garden as well as a detached garage. In need of some modernisation to make this a lovely long term home. Call us now on to get more details and book in your viewing.

### Front Door

Into:

### Porch

Into:

### Entrance Hall

Radiator, telephone point, access to loft void.  
Doors to:

### Lounge 13' 1" x 10' 9" (4.00m x 3.27m)

Textured ceiling, PVCu double glazed bay window to front elevation, feature gas fire, television point radiator.

### Dining Room 12' 9" x 8' 5" (3.88m x 2.56m)

Textured ceiling, PVCu double glazed window to side elevation, radiator, open to:

### Kitchen 11' 3" x 8' 5" (3.43m x 2.57m)

Textured ceiling, PVCu double window to side and rear elevation, fitted range of wall and base/drawer units with work-surface over, sink, integrated fridge and freezer, oven with gas hob and extractor hood. Door to:

### Utility Room 12' 5" x 6' 8" (3.79m x 2.04m)

Constructed from brick under a poly-carbonate roof, sink, plumbing for washing machine and dishwasher, space for fridge/freezer, windows and door to rear garden.

### Bedroom 1 11' 7" x 8' 5" (3.54m x 2.57m)

Textured ceiling, PVCu double glazed window to front elevation, radiator, fitted wardrobes, television point.

### Bedroom 2 10' 6" x 8' 2" (3.19m x 2.48m)

Textured ceiling, PVCu double glazed window to side elevation, radiator.

### Shower Room 1.61

Skimmed ceiling, PVCu double glazed window to rear elevation, suite comprising shower cubicle, WC, wash hand basin, fully tiled, radiator.

### Bedroom 3 9' 1" x 7' 6" (2.77m x 2.28m)

Skimmed ceiling, radiator, French doors open to:

### Conservatory 8' 4" x 8' 2" (2.55m x 2.50m)

Constructed from a brick under a poly-carbonate roof, with rear elevations and fitted blinds, radiator. door open to:

### Outside

### Front

Mainly laid to lawn could be used as further parking.

### Driveway

Paved driveway for ample parking leading to:

### Detached Garage

up and over door..

### Rear Garden

Mainly laid to lawn with paved areas and greenhouse.



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